

Chapter 27.05

DISTRICTS AND BOUNDARIES

Sections:

- 27.05.010 Districts Designated.**
- 27.05.020 Boundaries of Districts; Maps.**
- 27.05.030 Rules Where Uncertainty as to Boundaries Arises.**
- 27.05.040 Vacation of Streets and Alleys.**
- 27.05.050 Classification of Land Coming Within the Zoning Jurisdiction
of the City.**
- 27.05.060 Classification of Districts.**

27.05.010 Districts Designated.

In order to regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lot that may be occupied; the size of the yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes, the city and the area within three miles of the corporate limits thereof is hereby divided into districts. (Ord. 12571 §71; May 8, 1979).

27.05.020 Boundaries of Districts; Maps.

The boundaries of the districts are shown upon maps which are made a part hereof by reference, which maps are designated as the "Lincoln Zoning District Maps." Other maps referenced in this title, including but not limited to, the "Lincoln Capitol Environs District Map," "Flood Hazard Boundary Map," "Lincoln Airport Zoning Map dated February 25, 2002," "Lincoln Building Line District Map," and "Airport Environs Noise District Map dated June 1, 2000" are also made a part hereof by reference for the purpose of designating the boundaries of districts. That part of the maps designating the different districts and their boundaries and that part of the legend designating the symbol title shall have the same force and effect as if they were all fully set forth herein. Other notations and references thereon are for information only. (Ord. 17967 §1; February 25, 2002; prior Ord. 15104 §1; February 13, 1989; Ord. 13414 §1; June 14, 1982; Ord. 12571 §72; May 8, 1979).

27.05.030 Rules Where Uncertainty as to Boundaries Arises.

Where uncertainty exists with respect to the boundaries of the various districts shown on the district map accompanying and made a part of this title by reference, the following rules apply:

- (a) The district boundaries are either streets or alleys unless otherwise shown, and where the districts designated on the map made a part of this title by reference are bounded approximately by street or alley lines, the street or alley shall be construed to be the boundary of the district;
- (b) Where the property has been or may hereafter be divided into blocks and platted lots, the district boundaries shall be construed to coincide with the nearest platted lot lines; and where the districts

designated in the district map made a part of this title by reference are bounded approximately by platted lot lines, the platted lot line shall be construed to be the boundary of the district;

(c) In unsubdivided property, the district boundary lines on the map made a part of this title by reference shall be determined by use of the scale appearing on the map. (Ord. 12571 §73; May 8, 1979).

27.05.040 Vacation of Streets and Alleys.

Whenever any street, alley, or other public way is vacated, the zoning district adjoining each side of such street, alley, or public way is extended to the center of such vacation; and all area included in the vacation shall then and henceforth be subject to the appropriate regulations of the extended districts. (Ord. 12571 §74; May 8, 1979).

27.05.050 Classification of Land Coming Within the Zoning Jurisdiction of the City.

All unincorporated territory which may hereafter come within three miles of the city limits by virtue of annexation to the city shall be placed and continued in the AG Agriculture District unless previously designated AGR Agricultural Residential District, in which event it shall be continued in such district. Any other county zoning shall cause the Planning Director to initiate a change of zone to the appropriate city zoning classification closest in use and area regulations to the previous county zoning. (Ord. 12571 §75; May 8, 1979).

27.05.060 Classification of Districts.

Certain district designations in this title are to apply to specific types of development. The following districts are generally to apply to developing or newly developed areas: R-3, B-2, B-5, H-4, and I-4. The following districts are specifically to apply to already developed areas and are districts not planned for major expansion or creation of new areas with such designations: R-1, R-2, B-1, and B-3. Those districts not specifically listed in this section are not limited to either already developed or newly developing areas. (Ord. 12571 §76; May 8, 1979).